083.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	891,600 / 891,600
					USE VALUE:	891,600 / 891,600
					ASSESSED:	891,600 / 891,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOKE ROBERT J
Owner 2:	TITTEMORE LISA M
Owner 3:	
Street 1:	93 ALPINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TITTEMORE LISA M -
Owner 2:	-
Street 1:	93 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2782 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	483,400	9,200	399,000	891,600
Total Card	0.115	483,400	9,200	399,000	891,600
Total Parcel	0.115	483,400	9,200	399,000	891,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.49 /Parcel: 320.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 52178

GIS Ref

GIS Ref

Insp Date 02/26/09

!6786!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 083.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	483,400	9200	5,000.	399,000	891,600		Year end	12/23/2021
2021	104	FV	462,000	9200	5,000.	399,000	870,200		Year End Roll	12/10/2020
2020	104	FV	462,100	9200	5,000.	399,000	870,300	870,300	Year End Roll	12/18/2019
2019	104	FV	356,400	9200	5,000.	393,300	758,900	758,900	Year End Roll	1/3/2019
2018	104	FV	356,400	9200	5,000.	302,100	667,700	667,700	Year End Roll	12/20/2017
2017	104	FV	335,000	9200	5,000.	285,000	629,200	629,200	Year End Roll	1/3/2017
2016	104	FV	335,000	9200	5,000.	262,200	606,400	606,400	Year End	1/4/2016
2015	104	FV	299,700	9200	5,000.	245,100	554,000	554,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:29:41

LAST REV

Date	Time
07/18/19	15:46:02
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6786

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TITTEMORE LISA	1395-100		1/26/2011	Family	1	No	No		
CLARKE DANIEL M	1241-25		8/8/2001		450,000	No	No		
	1027-21		2/1/1987		285,000	No	No		Y

USER DEFINED

Prior Id # 1:	52178
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2011	638	Redo Kit	28,550					
3/15/2007	151	Redo Kit	10,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
2/26/2009	Meas/Inspect	189	PATRIOT
10/19/2008	MEAS&NOTICE	HS	Hanne S
5/6/2000	Missed Appt.	276	PATRIOT
3/11/2000	Missed Appt.	197	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
8/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	21 - Conc. Block	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02742624
Const Adj.:	0.97505248
Adj $ / SQ:	180.323
Other Features:	137500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	700553
Depreciation:	217171
Depreciated Total:	483382

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

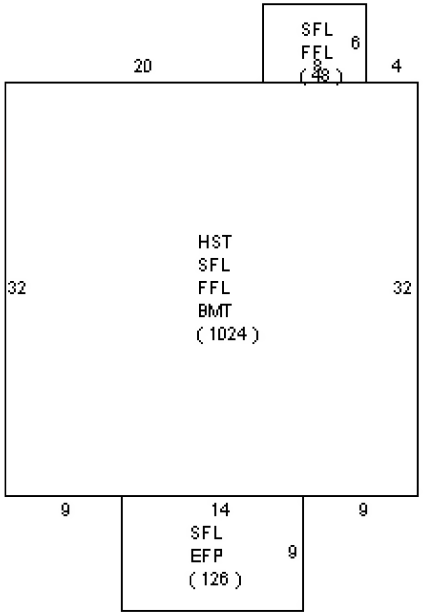
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.32
Special Features:	0	Val/Su Net:	122.94
Final Total:	483400	Val/Su SzAd	173.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,198	180.320	216,027
FFL	First Floor	1,072	180.320	193,306
BMT	Basement	1,024	54.100	55,395
HST	Half Story	512	180.320	92,325
EFP	Enclos Porch	126	47.610	5,999

Net Sketched Area:	3,932			Total:	563,052
Size Ad	2782	Gross Area	4444	FinArea	2782

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	28X24	A	AV	1923	18.72	T	40	104			7,500			7,500
19	Patio	D	Y	1	28X24	A	AV	1923	2.81	T	40.8	104			1,100			1,100
19	Patio	D	Y	1	22X10	A	AV	1982	3.95	T	29.6	104			600			600

More:	N	Total Yard Items:	9,200	Total Special Featues:	Total: 9,200

IMAGE

AssessPro Patriot Properties, Inc

